



TOWN COUNCIL
HYBRID MEETING – VIRTUAL AND IN-PERSON
JUNE 2, 2025
Regular Town Council Meeting
Council Chambers

APPROVED MINUTES

1) CALL TO ORDER

Mayor Black-Burke called the meeting to order at 7:30 p.m.

Present: Mayor Nuchette Black-Burke, Deputy Mayor Darleen Klase, Councilor Mary Armstrong, Councilor Ronald Eleveld, Councilor Kristin Gluck Hoffman, Councilor Anthony King, Councilor Ojala Naeem, Councilor William Pelkey and Councilor Lenworth Walker

2) PRAYER REFLECTION

Councilor Naeem led the group in prayer/reflection

3) PLEDGE OF ALLEGIANCE

Councilor Naeem led the group in the Pledge of Allegiance.

4) PROCLAMATIONS AND AWARDS

- a) Proclamation declaring the month of June 2025 as National Caribbean-American Heritage month

Councilor Walker read aloud the proclamation declaring the month of June 2025 as National Caribbean-American Heritage month.

5) PUBLIC COMMUNICATIONS AND PETITIONS

George Slate, 74 Ethan Drive, stated that he has sent several emails in the past month regarding senior tax relief for the benefit of some of our most vulnerable citizens. There is the dire circumstance that over 1,000 of Windsor's residents will face soon regarding the loss of their medical insurance as a result of the Budget Reconciliation Bill that the house recently passed and which is now in the Senate. He explained how he came up with the figure of 1,000 citizens. He added that in the Hartford Courant there is an article about Senator Murphy where he encounters something new--intense fear. He came across the effective dates of several of the provisions in the bill that the citizens will face. Several of them are on a date of enactment. The bill in some form with the punishing

provisions in the House Bill has to be enacted because of the absolute necessity of extending the debt ceiling in late July or early August. He listed the cuts and their impacts and consequences of the bill. He explained why he was airing this all out today and what the town can do to mitigate the issue. The famous phrase is hope for the best, prepare for the worst. He hopes that the Windsor community will step up soon for their vulnerable fellow residents who will be devastated by the Budget Reconciliation Bill.

Charles Jackson, 310 High Path Road, stated he is a constable in town. Several people have reached out to him regarding vehicle violations in town, specifically commercial vehicles. He's not sure what we can do about the situation because he doesn't know how much of this is fines or if they are passed down by the State. He's not sure if we can set our own rates here in town or not. He's also been told that the police department can't do anything about vehicles over 24 feet. He can't find anything in the ordinances about 24 feet. What is found there is that commercial vehicles unattended for over an hour are in violation of the ordinance. Section 16-34 Penalties and Impoundment speaks on commercial vehicles. This section also talks about commercial vehicles and restricted areas and residences. He thinks we should look at those two areas and see if there's something that can be suggested to the Legislature about changing the fees. He explained why this should happen. He pointed out that there are three vehicles that are sitting on the right hand side of the road on Wilson Avenue. They've been there for over a month. He would really like somebody to check them out. A couple of them are using illegal plates. They are expired or canceled. He would appreciate it if somebody could look into the situation.

6) COMMUNICATIONS FROM COUNCIL MEMBERS

Mayor Black-Burke wished Deputy Mayor Klase a blessed, happy birthday and she thanked her for her service. She gave a shout out to Windsor students all around. The Harford Courant listed all of the Windsor residents that attend UCONN who made the Dean's list. She's very proud of our Windsor students. This weekend in New Haven at Southern Connecticut State University, we did have Victoria Acevedo who is a sophomore at Windsor High School participate in the Connecticut Hugh O'Brien Youth Leadership program there. It's a youth leadership development program. Our very own Andrew Goldberg is part of that program as well. He is one of the ambassadors that works with the students. On Friday, June 6th at 10:00 AM, at the Windsor Senior Center the Commission on Aging and Persons with Disabilities will be hosting an event 'African Americans Finding Themselves' in their family history. All are invited to attend this event.

Councilor King said congratulations to the Windsor High School seniors that are graduating. It's very exciting. We've seen many good kids come through the system and achieve some really good things. He gave a shout out for the start of Pride Month to all the LGBTQ folks out there. It's a good month to celebrate in addition to the Caribbean Heritage month.

Councilor Eleveld stated he will let the others talk about Memorial Day and the Volunteer Appreciation brunch. He gave a shout out to the Windsor High School graduation group. While looking out his window, he saw that there was a whole mess of flamingos on his front lawn. He got 'flocked'. His wife started this program when his daughter was a senior in high school. The flocking is a way for them to raise money for project graduation. He said to keep an eye open for the opportunity to flock your neighbors in the future.

Councilor Naeem thanked all the speakers that came out to speak tonight. It's always good to hear from you all. She wanted to extend her gratitude to all the volunteers that came out for the volunteer brunch. To those that could not make it, thank you for your service to this town. Last week, there was a wonderful event over at Windsor Worx. They host a women's networking meet up. It was a really great topic last month and there was a good turnout. This is a great opportunity to network with other small business owners, entrepreneurs but also a lot of great content and value comes out of those meetings. She congratulated the Windsor High School class of 2025. She wished everyone the best in their future endeavors. She wished Deputy Mayor Klase a happy birthday.

Councilor Pelkey stated he participated in that flocking that Councilor Eleveld was talking about. He did it to a couple of his friends in town. It's always fun to do and you're supporting a good cause at the same time. He said the 2025 Battle of the Badges between the Windsor Volunteer Fire Department and the Bloomfield Fire Department is scheduled for 3:00 PM on Saturday, July 19th at Windsor High School. Just keep an eye out on the Windsor Volunteer Fire Department's Facebook page for more information. The Windsor team name is the 'Ash Kickers'. All are invited to attend and support this effort. If you have any questions about wanting to join the department, you'll have plenty of people available to help you out on that day.

Councilor Armstrong said she's glad to see those that came out this evening to speak and they are always welcome to participate even if its virtual. She gave a shout out to the Department of Public Works. She, Deputy Mayor Klase and Mayor Black-Burke attended the open house they had. It was a very action-packed event where people climbed up into the vehicles that the department uses. She sent her kudos to them for keeping Windsor a '5 star' town. She attended the QPR Suicide Prevention program that was presented by the Windsor Health Department. The information was profound, but the attendance was scarce. Hopefully, this will be scheduled again to inform Windsor residents of its importance. She stated that although they cannot interact with those that speak at Town Council meetings during public comment, she wants those that participated to know that they heard their voice and opinions tonight. She's very proud of the Windsor school system. When you hear students saying that they wish school wasn't ending, you must know that there's something really good going on with the school system. She congratulated all the Windsor seniors on their graduation. She wished all to take care of themselves and to watch out because folks are walking in this good weather. Be careful with speeding. She wished Deputy Mayor Klase a happy birthday.

Councilor Gluck Hoffman extended a wonderful, beautiful happy birthday to Deputy Mayor Klase and thanked her for spending her time there with them. The volunteer appreciation

brunch was a wonderful event. She enjoys it every time. It's such a joy to go around and talk to everybody that she doesn't get to see all the time, but knows how hard they work in the community. She thanked them for that. She thanked Public Works for all they do. She also thanked the law enforcement and Windsor Fire Department for all they do.

Councilor Walker wished Deputy Mayor Klase a happy birthday. He thanked Mayor Black-Burke for the proclamation honoring and acknowledging Caribbean American Heritage month. He mentioned that some of the councilors participated in the Memorial Day parade. The Marshal was Nicholas Dally, a Caribbean American, who was a former marine. His speech was very inspiring. He attended the volunteer appreciation brunch which is for the volunteers that help make Windsor run. He can't understate the contributions that volunteers do for our town. It was a well put together function.

Deputy Mayor Klase wanted to remind folks about the POCD June 4th focus group at 6:30 PM on economic development, open space and natural resources that will be held at town hall in the Council Chambers. She was able to attend the Climate Action team's presentation on ozone which was very interesting. Since they received a grant, they could bring in a speaker and provide some snacks for individuals as well. She thanked them for the presentation.

Mayor Black-Burke stated she celebrated with all the volunteers yesterday morning at the brunch event. She thanked Town Manager Souza and his team at town hall for always orchestrating that event. It's always a great time. She thanked all the volunteers for all their services to the town. That's a lot of hours that people put in to ensure that our town continues to be a great place to work, live and play.

7) REPORT OF APPOINTED BOARDS AND COMMISSIONS

a) Board of Education

Mr. Leonard Lockhart, Board of Education, gave the following report:

- The Windsor High School Class of 2025 Commencement will take place on Tuesday, June 10, 2025 at the Bushnell Performing Arts Center at 6:30 PM. The last day of school for students Pre-K to Grade 11 will be Monday, June 9, 2025.
- After more than many nominations across the district, building level interviews and 12 district finalists, the WPS District Selection Committees announced two amazing staff members who will go on to represent the district at the state level. Last week, the Paraeducator of the Year and Teacher of the Year were surprised at their respective schools by the requisite selection committees. The Paraeducator of the Year is Ms. Danielle Franklin at Poquonock School. The Teacher of the Year is Ms. Eleanor Lloyd. She is the art teacher at both John F. Kennedy School and Poquonock School.

- On May 19, WPS proudly unveiled Windsor's first-ever mobile classroom — a bold and innovative initiative designed to bring academic support, enrichment, and joy directly to students in their neighborhoods. This mobile unit, built from the ground up over the past nine months, reflects our district's deep commitment to equity, access, and community-centered learning. By removing barriers to after-school support and reimagining how and where learning can happen, the mobile classroom serves as a rolling extension of our schools — offering tutoring, academic interventions, enrichment activities, and family engagement opportunities in the very communities we serve. This initiative is a testament to what's possible when vision meets action and when we center students in everything we do. We are excited for this next chapter and look forward to sharing its impact across Windsor.
- Congratulations to over 16 seniors who have signed to play athletics at a college/university next fall. Colleges/universities include Assumption University, Hofstra University, Nichols College, SCSU, CCSU ECSU, University of St. Joseph, Bowling Green, AIC, Rivier University, Hartwick College, Morgan State and Johnson and Wales University.
- On May 22, 2025, Windsor High School held their annual Art Show. The following students' art work were selected as the purchase prizes:
 - BOE Purchase Prize selected by BOE President David Furie
 - *Sky's Up...Eye's Up* by **Victoria Dupre**
 - Superintendent's Purchase Prizes selected by Superintendent Dr. Terrell Hill
 - *A Sparkling Spotted Joe-Pye Weed* by **Rosepreet Kaur**
 - *Stained Glass* by **Lilliana Yohe**
 - Windsor High School Purchase Prize selected by Principal Breon Parker
 - *Waterfall* by **Elizabeth (Jay) Reilly**
- Dr. Hill's Coffee Talks have concluded for this school year. Please watch for his Coffee Talks for the 2025-2026 school year, which will be posted on the district website.
- The BOE's next regular meeting will be on Tuesday, June 17, 2025 at 7:00 PM in the Board Room at LP Wilson Community Center.

Deputy Mayor Klase asked where they can see the art pieces and where they are hung? Mr. Lockhart stated the current awardees are hung in the board room and then as they cycle through, those pieces are hung on the wall in the district office itself or around selected common places where the public can see them.

Councilor Eleveld said he saw a high production video about the mobile classroom. Since it might be used during the summer, could we get a report in January as to the success of the program? The Town Council would like to hear about it. Mr. Lockhart said he would bring that back to Board President Fury, as a request through the Mayor to the Board of Education. Mayor Black-Burke said she knows that across the State people have already been reaching out to the Windsor public schools to find out about it because it's something new in our State. She is looking forward to the mobile classroom.

8) TOWN MANAGER'S REPORT

Plan of Conservation and Development Focus Group meeting

Come join us at the next Plan of Conservation and Development (POCD) Focus Group on Wednesday, June 4, at 6:30 PM at the town hall. The two discussion topics will be Economic Development and Open Space / Natural Resources. Please join the conversation and give your thoughts and ideas to help shape the future of economic development, open space and natural resources in our community. The POCD is a strategic guide for managing growth and preserving valuable resources within the Town of Windsor. For questions, please contact Todd Sealy at 860-285-1981 or go to <https://plan.windsorct.com/>

MDC work

The MDC is planning overnight construction work in the Deerfield Road and I-291 area starting tonight.

Starting June 2nd, the MDC will be replacing a water main on Deerfield Road and Putnam Highway (I-291 off ramp). Work will be done between 6:00 PM and 5:00 AM.

Deerfield Road northbound from the I-291 off ramp to the Taylor & Fenn driveway will be closed. Northbound traffic will be detoured to Windsor Avenue.

Once the Deerfield Road section is completed, Putnam Highway from Deerfield Road to Windsor Ave will be closed for replacement of water lines in that road segment. All construction is expected to be complete by the end of June.

Summer Programs and Pools

Goslee and Welch Pools will open on Monday, June 16. Pool hours are posted on the Windsor Recreation website. For more information go to: <https://townofwindsorct.com/recreation>

Other programs to register for on the Windsor Recreation website include:

- Swim lessons - registration has begun and is ongoing.
- Summer Fun Camp - begins on June 23 and runs through August 8 for ages 5–13. Campers will enjoy weekly swimming, exciting in-house field trips including mini-golf and silent disco, educational nature programs from Northwest Park, plus daily games, crafts, and sports activities—all supervised by our trained, dedicated staff.

For complete information and registration, visit us at: <https://townofwindsorct.com/recreation>

Wonder of Windsor “For the Birds” photo contest

Don't forget to cast your vote by June 14th for your favorite bird photo for the “For the Birds” Photo Contest sponsored by the Conservation Commission. The “For the Birds” contest

was developed to make individuals more aware of the bird population in Windsor. Check out the photos online!

There will be first and second place prizes for adults and youth that have submitted their photos! Please cast your vote at: <https://townofwindsorct.com/planning/photo-contest/>

Trails Day 2025

In honor of Trails Day 2025, on June 7th, Windsor Recreation is hosting a scenic, 1-mile round-trip walk that offers beautiful views of the Connecticut River and is a perfect way to connect with nature. The trail is wheelchair accessible and pet-friendly, so bring your walking shoes, pup, and sense of adventure! This event is free, no registration required.

The walk starts at 10:00 a.m. Please park at the East Barber Street boat launch parking lot in Wilson and meet Recreation staff at the trailhead. Don't forget to bring water for yourself and your furry friend!

For more information, visit: <https://trailsday.org/events/east-barber-street-walk/>

Hartford Vet Center Returns to Windsor

In partnership with our Social Services Department, the Hartford Vet Center will once again host bi-weekly office hours at the L.P. Wilson Community Center to support veterans and their families. Services include: individual counseling, group counseling, marriage and family counseling, referrals and connections to additional VA and community resources. June appointments are available on June 6 and June 20. To schedule an appointment in Windsor or learn more, individuals can contact the Hartford Vet Center directly at 860-563-8800. <https://www.va.gov/hartford-vet-center/>

'AAA' Credit Rating Affirmed

I'm pleased to let you know that Standard and Poor's (S & P) has reaffirmed the Town's AAA credit rating. Jim Bourke, Finance Director, myself, along with the town's financial advisor Mark Chapman from Munistat, recently conducted a credit rating call with representatives from Standard and Poor's (S & P) to discuss in detail a range of topics such as the local and regional economy, recent economic development activity, fiscal and debt management practices, budgetary performance and retirement plan stewardship. The Credit Profile report was issued today and documents a number of positive assertions put forth by S & P, such as our "strong economy, strong financial management practices and consistent financial performance" to name a few. The town will be issuing \$5.4 million in general obligation bonds on June 10th. The term of the bonds will be 10 years.

Councilor Pelkey asked for an update about the park down in the Wilson area. From what his understanding is, it is not fully completely done yet. He saw some people utilizing it in the evening hours. He asked the Town Manager if he could give them an update on it. Town Manager Souza said the contractor is between 95-99% complete. There are basically minor items left to take care of. We'll also have to resurface the final pavement of the parking area which needs to be completed and weather permitting, that will be done in the next several business days, if not early next week. We are encouraging folks to not

use the park yet. We're in the midst of planning a community day to celebrate opening the park and that will be around July 12th or so. We'd like folks to stay off the grass a little bit so it can grow properly in the next few weeks.

Mayor Black-Burke asked regarding pool passes. Do we direct folks to social services? Is that broadly shared? She knows many of the seniors ask about the pool passes. Town Manager Souza said he would guide them to the Recreation office.

Mayor Black-Burke asked about the WinWag contest. Has that been announced to the winners? Town Manager Souza said he believes the voting is still going on and should end in the next few days. Mayor Black-Burke said if you haven't gotten your pictures in yet, you still have time to do that.

Councilor Armstrong asked Town Manager Souza to tell the public where they can get helmets from. Town Manager Souza stated the Health Department sells the helmets for biking, skateboarding, and skiing. They are located at the top floor at town hall.

9) REPORTS OF STANDING COMMITTEES

Town Improvements Committee – Deputy Mayor Klase – no report tonight.

Finance Committee – Councilor Naeem – no report tonight.

Health and Safety Committee – Councilor Armstrong stated they will be having a meeting on June 17th at 6:30 PM.

Joint Town Council/Board of Education Committee – Deputy Mayor Klase – nothing to report.

Personnel Committee – Mayor Black-Burke stated there will be items later on in the agenda.

10) ORDINANCES – None

11) UNFINISHED BUSINESS - None

12) NEW BUSINESS

- a) Approve resolution for Neighborhood Assistance Act

MOVED by Deputy Mayor Klase, seconded by Councilor Pelkey that the attached resolution approving applications for participation in the 2025 Neighborhood Assistance Act Tax Credit Program administered by the Connecticut Department of Revenue Services be approved.

WINDSOR TOWN COUNCIL

NEIGHBORHOOD ASSISTANCE ACT (NAA) TAX CREDIT PROGRAM

RESOLUTION

WHEREAS, the State of Connecticut, acting through its Department of Revenue Services, administers a program authorized by the state legislature entitled the Neighborhood Assistance Act (NAA) Tax Credit Program which provides corporations with tax liability in the State of Connecticut an opportunity to receive tax credits for donations made to participating municipal and tax-exempt organizations; and

WHEREAS, in order to utilize the NAA Program eligible municipal and non-profit organizations must first secure the approval of the local governing body in a town served by the applicant; and

WHEREAS, the organizations listed below have submitted applications for assistance in the NAA Program and the Town Council believes that the proposed activities are in the best interests of Windsor's residents;

NOW THEREFORE BE IT RESOLVED BY THE WINDSOR TOWN COUNCIL that the following applications for participation in the 2025 Neighborhood Assistance Act Tax Credit Program are hereby approved:

<u>Applicant</u>	<u>Request</u>	<u>Activity</u>
Archer Memorial African Methodist Episcopal Zion Church	\$ 36,600	Energy Efficiency upgrades
Madina Academy	\$150,000	Energy Efficiency upgrades
Oliver Benoit Foundation	\$ 90,000	Distribution of personal care packages for Homeless and Shelter Residents

Flavia Rey De Castro, Community Development Specialist, stated the Office of Community Development issued media releases and sent email notices to non-profit organizations in an effort to ensure that eligible organizations are aware of the NAA Program. In addition, the public hearing was duly noticed.

The applications received this year include the following:

<u>Applicant</u>	<u>Request</u>	<u>Activity</u>
Archer Memorial African Methodist Episcopal Zion Church	\$ 36,600	Energy Efficiency upgrades

Madina Academy	\$150,000	Energy Efficiency upgrades
Oliver Benoit Foundation	\$ 90,000	Distribution of personal care packages for Homeless and Shelter Residents

The dollar amounts listed above for each applicant are essentially fundraising goals for participating organizations. It is up to the applicants to secure donations from corporate sponsors using the NAA Tax Credit program as a financial inducement. The cost for the town to participate is minimal, essentially limited to promotion of the program, publication of a legal notice for the public hearing, and minimal staff time.

Councilor Naeem stated she understands that this isn't funding that is guaranteed to them. They still have to raise the funds. It's a fundraising goal that they've set. Is there a sort of list of organizations that they can reach out to then advocate for funding? Ms. Rey De Castro said it is in two phases. The first is the Town Council's approval at the local level, then the corporations have to get it approved at the State level separately. Once corporations get approved, then they have available all the applications that have been approved at the State level and they can then choose who they would fund.

Councilor Naeem asked if there is anywhere that they can find a list of what corporations have been approved for the program? Town Manager Souza said there's not a list of corporations. There is a list of the organizations that are approved by DAS and nonprofits. The ability for nonprofits is to go and seek donations so they can go to any corporation. Councilor Naeem said so they can go to any corporation because they can leverage a program like if you donate 'x' amount of dollars through this program you'll get the benefit. Town Manager Souza said for the tax credit program, that is correct.

Mayor Black-Burke asked how many total applications were received for this? Ms. Rey De Castro said typically, this is what we usually get, two or three.

Councilor Gluck Hoffman asked if she could be told from last year, who were the folks that applied for the organizations? Were they the same? Ms. Rey De Castro stated that they are not all the same. Oliver Benoit Foundation did apply along with Madina Academy last year. They were awarded some funds partially, and then the third applicant last year was the Police Cadets.

Motion Passed 9-0-0

- b) Authorize the submittal of a grant application to the State of Connecticut's Community Investment Fund for the Senior Housing Planning project

MOVED by Deputy Mayor Klase, seconded by Councilor Gluck Hoffman that the Town Manager is authorized to submit an application to the Department of Economic and

Community Development pursuant to the attached resolution for the Community Investment Fund in the amount of \$250,000 and that a commitment of \$25,000 in general funds be made as a local match.

MUNICIPAL RESOLUTION

WHEREAS, pursuant to Connecticut General Statutes Section 32-285a, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Windsor make an application to the State for \$250,000 in order to undertake the Windsor Senior Housing Planning project and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE WINDSOR TOWN COUNCIL:

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by 32-285a.
2. That the filing of an application for State financial assistance by the Town of Windsor in an amount not to exceed \$250,000 is hereby approved and that Town Manager Peter Souza is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Windsor.

Patrick McMahon, Director of Economic Development, stated that Windsor has an aging population with approximately 18% being 65 years or over. Many Windsor senior and disabled residents are interested in downsizing from their single family homes but there is a lack of alternative housing options especially for those who are on fixed incomes. We have received public input that senior residents would like to remain in Windsor where they raised their families but now find it challenging to locate affordable housing units. To demonstrate the demand, there is a waiting list of 325 for the three Windsor Housing Authority facilities at Mill Brook, Fitch Court and Shad Run which have a total of 152 units. Typically, the waitlist average is one to five years and that depends on the vacancy rate which is typically no more than 1% per year.

Most of the 590 units of new apartments that are under construction or have been permitted through the zoning process will be market rate units. Approximately 44 units are set aside for people that make less than 80% of the area median income and are not restricted to the senior and disabled population. Also, many seniors on fixed incomes would need an affordability between 30% and 50% of area median income. So though

there are some affordable units in the pipeline, additional senior and disabled housing choices are needed.

The Fitch Park property is 4.47 acres. We are exploring the development of this property as it is adjacent to the Windsor Housing Authority's Millbrook Village and Fitch Court facilities and its connectivity to Windsor Center amenities/services. A preliminary concept layout utilizing the entire property could yield approximately 95 units in several two and three-story structures. Such a plan would necessitate the relocation of one or two Little League ballfields to an alternative site to be identified as part of the study.

The study would incorporate several planning elements, including a property survey analyzing the soil, suitability for construction, an environmental study to rule out any contaminated soils, conceptual site planning, zoning analysis, schematic architectural plans as well as elevations, a market analysis preliminary project, pro formas for both the development budget as well as the operating budget of such a facility.

If awarded, town staff would work closely with the housing authority on these planning efforts as well as seek input from the Commission on Aging, and Persons with Disabilities on the needs for senior and disabled housing.

Councilor Armstrong asked what type of units these are. Mr. McMahon stated they are generally single bedroom, small studio type of apartments like you would see at any of the housing authority properties.

Councilor Armstrong asked if the Fitch Court was the former Board of Education building. Mr. McMahon said it was. Councilor Armstrong asked if that is the court that has the softball field next to it? Mr. McMahon explained there are two little league fields. Councilor Armstrong said that she heard Mr. McMahon mention that he wanted to have another field. So, this one would be in addition to that? Mr. McMahon answered as part of the planning study, we would determine the need to move one or two fields to another location in the community identifying appropriate location and then funding that would be necessary to relocate those fields.

Councilor Pelkey asked who currently owns that land including the fields? Mr. McMahon said it is owned by the Town of Windsor. Councilor Pelkey asked who would be putting up the buildings if it got to that point? Mr. McMahon said that would be a part of the study determining the developer whether it's a nonprofit developer, likely some kind of private partnership that would be identified through the study. Councilor Pelkey asked then who owns the buildings and the property afterwards? Mr. McMahon said all of that would be determined by the study. His assumption is that the Windsor Housing Authority would be wrapped in, in some form or fashion. Councilor Pelkey said in some way the thought currently is that this would end up being maybe not the same as, but similar to Fitch Court or Millbrook, it would operate similarly? Mr. McMahon stated that was correct.

Councilor Gluck Hoffman stated the housing bill that just passed the House last week is going to the Senate for next week. Is that going to affect zoning? Would that affect this project going forward or not? Mr. McMahon answered that bill is, as far as he's aware, actually has funding for housing, authority, feasibility, and expansions. So, this might be very good timing relative to that.

Councilor Eleveld stated he believes that both these fields are being used by little league groups. He presumes that in the study they will look at where else to move them. Then, if they were able to be moved, who would pay for rebuilding the fields or would that be a part of the study? Mr. McMahon stated it would be part of the study. Town Manager Souza said there are many ways that can be approached and they see it in different ways. He explained the ways in which it could be approached.

Deputy Mayor Klase stated she would love to see us put in the proposal for the evaluation of the buildings, green and sustainable energies in that building construction as much as possible, if not fully. That would be a nice 'add' for her.

Councilor Walker asked in looking at this project long term, however it flushes itself out, would there be set asides for Windsor residents? Or is that possible legally? Mr. McMahon said the model that ultimately gets developed may or may not be solely for Windsor residents. If it were through a for-profit model, it may have a wider net. If it's a nonprofit model, again, it might be able to be identified just as Windsor residents. Town Manager Souza added that part of that will be how the project is financed. We could start using State and Federal dollars to a certain degree, then that will most likely trigger needs that can't be solely dedicated to Windsor residents. But part of that will hinge upon the overall financing sources.

Mayor Black-Burke feels the feasibility study needs to be conducted to look at all pieces of the housing as well as how we work with relocating these fields.

Motion Passed 9-0-0

- c) Set a Public Hearing for June 16, 2025 at 7:20 p.m. to solicit public comment on proposed construction of sidewalks on Prospect Hill Road

MOVED by Deputy Mayor Klase, seconded by Councilor Armstrong to set a Public Hearing on the proposed construction of a new sidewalk along Prospect Hill Road between Woodduck Farm Road and Day Hill Road for Monday, June 16, 2025 at 7:20 p.m.

Suzanne Choate, Town Engineer, stated Prospect Hill Road is classified as a major collector roadway with an Average Daily Traffic (ADT) volume of approximately 3,200 vehicles per day. The proposed five foot concrete sidewalk would connect with existing sidewalk segments that run continuously to Prospect Hill Road's intersection with Poquonock Avenue. There are several residential subdivisions located off of Prospect Hill Road which have over 230 homes on or within a quarter mile of Prospect Hill Road. The

new sidewalk would provide safe separated pedestrian linkages to Northwest Park as well as the multi-use path on Day Hill Road.

This proposed stretch of sidewalk would fill a gap for pedestrians, provide important connections, improve safety of the traveling public as outlined in the town's Plan of Conservation and Development and helps meet the objectives of the Federal Highway Administration's Safe Streets 4 All program along with working toward CT DOT's Vision Zero which aims to eliminate transportation related fatalities and severe injuries involving pedestrians, bicyclists, motorists and passengers.

Councilor Pelkey asked how many attendees there were at the community event? Ms. Choate said there was about 12-15 individuals. Councilor Pelkey asked if she knew how many of those people were actual property owners who would now have this sidewalk in their property? Ms. Choate said there were several that were across the street that would not be on the same side of the street. The remainder were on the street. Councilor Pelkey said for clarification, even if these people who haven't ever had a sidewalk in front of their house and they are put in, they will suddenly have to take care of snow removal, etc. Ms. Choate said that is correct.

Deputy Mayor Klase wanted to confirm that she thought for the abutters they would get notified of the public hearing. Town Manager Souza that is correct. The direct abutters get notified about the public hearing by mail.

Mayor Black-Burke said just to look at the dollars again, we have a grant commitment for this. As a town, we would need to put in additional funds for design and that's the \$20,000, correct? Town Manager Souza nodded yes.

Motion Passed 8-0-1 (Councilor Pelkey abstained)

13) RESIGNATIONS AND APPOINTMENTS

MOVED by Councilor King, seconded by Councilor Naeem to:

- A. Appoint Mike Douville as an Unaffiliated member to the Conservation Commission for a five year unexpired term to expire November 30, 2026 or until a successor is appointed
- B. Appoint Mike Douville as an Unaffiliated member to the Housing Code Board of Appeals for a five year term to expire October 31, 2028 or until a successor is appointed
- C. Reappoint Milo Peck as a Democratic member to the Public Building Commission for a three year term to expire November 30, 2027 or until a successor is appointed

- D. Reappoint Steven Fraysier as a Republican member to the Inland Wetlands and Watercourses Commission for a four year term to expire March 31, 2029 or until a successor is appointed
- E. Appoint Alfred Tanguay as an Unaffiliated member to the Greater Hartford Transit District for a four year term to expire February 28, 2028 or until a successor is appointed
- F. Appoint Donald Trinks as a Democratic member to the Windsor Housing Authority for a five year unexpired term to expire July 31, 2026 or until a successor is appointed
- G. Appoint Christina Crosset as a Democratic member to the Arts Commission for a three year unexpired term to expire August 29, 2026 or until a successor is appointed
- H. Reappoint Kaitlin Walsh as a Democratic member to the Library Advisory Board for a three year term to expire April 30, 2028 or until a successor is appointed
- I. Appoint Matthew Hellman as a Democratic member to the Youth Commission for a three year term to expire September 30, 2027 or until a successor is appointed
- J. Appoint Andrea Olson as a Democratic member to the Zoning Board of Appeals for a four year unexpired term to expire November 10, 2027 or until a successor is appointed
- K. Appoint Andrea Olson as a Democratic Alternate (Residential) member to the Historic District Commission for a two year term to expire October 14, 2027 or until a successor is appointed
- L. Reappoint Marva Douglas-Wilks as a Republican member to the Commission on Aging & Persons with Disabilities for a three year term to expire January 31, 2028 or until a successor is appointed
- M. Reappoint Marco Romero as an Unaffiliated member to the Youth Commission for a three year term to expire January 30, 2028 or until a successor is appointed

Motion Passed 9-0-0

14) MINUTES OF PRECEDING MEETINGS

MOVED by Deputy Mayor Klase, seconded by Councilor Eleveld to approve the minutes as presented of the:

- May 19, 2025 Public Hearing meeting
- May 19, 2025 Regular Town Council meeting

Motion Passed 9-0-0

15) PUBLIC COMMUNICATIONS AND PETITIONS

George Slate, 74 Ethan Drive, gave kudos to the Town Manager for the AAA rating. On October 20th at 4:00 PM at UCONN Student Union Theater, there will be an event that is entitled, "Sport and Human Rights", a keynote conversation with Tommy Smith and John Carlos, moderated by Bill Roden. This is the famous black salute at the 1968 Olympic games. President Trump is asking that national disasters be absorbed by the States they occur in. He feels that we should leave the Rainy Day fund alone for the next three years. If we have something and it's not going to be picked up by FEMA, that's what it is there for.

James Klase, 318 Hitching Post Lane, just wanted to wish the Deputy Mayor Klase a happy birthday.

16) EXECUTIVE SESSION - None

17) ADJOURNMENT

MOVED by Mayor Black-Burke, seconded by Councilor Armstrong to adjourn the meeting at 8:48 p.m.

Motion Passed 9-0-0

Respectfully Submitted,

Helene M. Albert
Recording Secretary